RESEARCH

MARKET IN MINUTES

Orange County

Industrial – Q3 2026

savills

Inventory	Y-O-Y CHANGE	Vacancy rate	Y-O-Y CHANGE	Asking rental rate (monthly)*	Y-O-Y CHANGE	Net absorption YTD	Y-O-Y CHANGE	Deliveries YTD	Y-O-Y CHANGE	Under construction	Y-O-Y CHANGE
155.4 msf	↗	**8.8** %	↘	**$1.31** psf (NNN)	↘	**1.3** msf	↗	**1.1** msf	↘	**0.5** msf	↘
Q3 2025: 150.0 msf		Q3 2025: 9.1%		Q3 2025: $1.45		Q3 2025: -1.3 msf		Q3 2025: 1.5 msf		Q3 2025: 1.9 msf	

* Based on all classes of available inventory

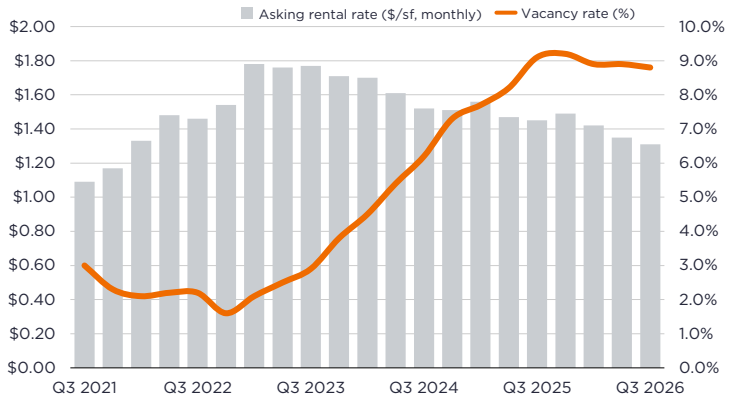
Market trends

01 Vacancy decreased by 30 basis points (bps) year over year to 8.8%, while Q3 net absorption totaled 513,086 square feet (sf), driven primarily by the Airport Area and West County submarkets.

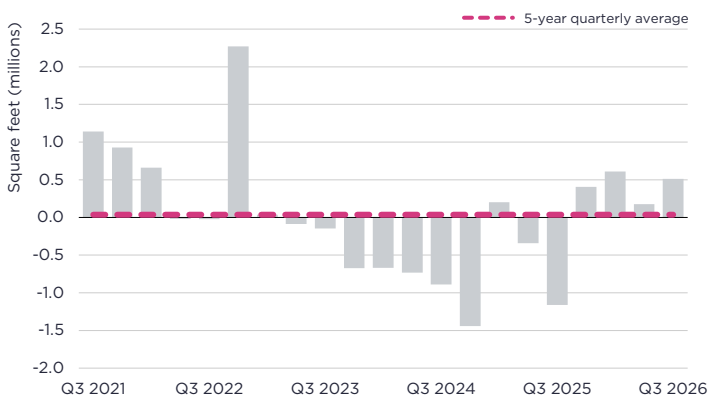
02 There is 477,458 sf currently under construction, with 420,748 sf delivered in Q3. Although this is the smallest pipeline in five years, inventory continues to grow through office-to-industrial conversions.

03 As vacancy remains elevated, asking rents continue to decline, falling to $1.31 per square foot (psf), down 3.0% from the previous quarter and 9.7% year over year. Recent positive absorption may help steady rates.

ASKING RENT AND VACANCY



NET ABSORPTION



NOTABLE LEASES

Source: Savills Research

Tenant	Size (sf)	Submarket	Address	Transaction type	Industry
Glenair	237,246	North County	2120 E Howell Avenue	New Lease	Aviation & Aerospace
March Industries	233,705	West County	5383 Bolsa Avenue	New Lease	Aviation & Aerospace
Amazon	202,505	Airport Area	17871 Von Karman Avenue	New Lease	E-commerce
Financial Statement Services	197,613	Airport Area	3300 S Fairview Street	New Lease	Professional & Business services
Disney	161,794	North County	1200 N Miller Street	Renewal	Communications/Media/Tech

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Unless otherwise noted, all rents quoted throughout this report are average asking net (NNN) rents per square foot. Statistics are calculated using both direct and sublease information. Current and historical vacancy and rent data are subject to change due to changes in inventory. The information in this report is obtained from sources deemed reliable, but no representation is made as to the accuracy thereof. Unless otherwise noted, source for data is Savills Research. Copyright © 2026 Savills